

**Ordinance Introduced in First Reading March 23;  
Public Hearing Tuesday, April 13, 2021 at 4:30 p.m.**

**21-004 D**

**AN ORDINANCE OF THE BOROUGH OF RUMSON TO AMEND CHAPTER XXII  
“DEVELOPMENT REGULATIONS” SECTION 22-5 “ZONING DISTRICT  
REGULATIONS”, TO AMEND A RESIDENTIAL ZONE ALSO KNOWN AS THE  
RUMSON ROAD HOUSING ZONE DISTRICT (RR)**

BE IT ORDAINED by the Mayor and Council of the Borough of Rumson, in the County of Monmouth and State of New Jersey that Chapter XXII (Development Regulations) of the Code of the Borough of Rumson is hereby amended or supplemented as follows:

**PURPOSE**

The purpose of this Ordinance is to Amend *Chapter XXII* of the *Development Regulations* to amend Section 22-5 (Zoning District Regulations) Subsection 22-5.20 Rumson Road Housing Zone District (RR). The complete set of exhibits attached herewith are also amended to now conform with the text of the amended Ordinance.

In any instance in which these regulations and standards do not address a particular land development control, or when specific reference to the Land Development Ordinance is made, the standards of the Development Regulations shall apply:

**SECTION 1**

That Chapter XXII, Development Regulations, Section 22-5 (Zoning District Regulations) is hereby amended to amend the Rumson Road Housing Zone District (RR) and amend Subsection 22-5.20 to update the current zoning requirements:

**Chapter 22-5.20 Rumson Road Housing Zone District (RR)**

A. Applicability.

The use, bulk, design and performance standards of the RR District shall supersede the zoning provisions of the Rumson Borough General Ordinances and the Development Regulation Ordinance (Chapter XXII). However, where the regulations and standards of the RR District are silent, the standards of the General Ordinances and Chapter XXII shall apply.

B. Purpose.

The RR District provides land use regulations for the redevelopment of the site where specific site elements are incorporated that limit the impact to the surrounding parcels through the requirement of adequate development setbacks, alternate means of access and sufficient buffering. The RR District is intended to provide for the development of multifamily housing with a payment in-lieu contribution to the Borough’s Affordable Housing Trust Fund to support the development of very low, low and moderate income housing elsewhere in the Borough. The RR District is being created to implement the Settlement Agreement between the Borough of Rumson and Yellow Brook Property Co., LLC, which was entered into on January 16, 2020 (hereinafter the “Yellow Brook Settlement Agreement”), the terms and conditions of which are incorporated herein by reference.

C. Permitted Uses. Permitted principal uses and structures. The following principal uses and structures shall be permitted in the RR District.

1. Triplex Dwellings.
2. Carriage Home Dwellings.
3. Duplex Dwellings.

4. Public and private open space and parks.

D. Accessory Uses Permitted. The following accessory uses and structures shall be permitted in the RR District:

1. Fences and walls.
2. Off-street parking including stand-alone garages.
3. Site Furnishings (seating, etc.).
4. Proposed and existing accessory ~~Accessory~~ structures to remain as depicted on the concept plan that is attached to the Yellow Brook Settlement Agreement as Exhibit C. The exhibit is also attached hereto as Exhibit A.

E. Community Design and Access. Any plan for the development of the parcel shall be substantially consistent with Exhibit C of the Yellow Brook Settlement Agreement (also attached hereto as Exhibit A), which shall be utilized, in terms of layout, arrangement, scale and intensity. Principal buildings are not required to front on an improved public street as the carriage house ~~dwelling is~~ dwellings and duplex dwellings are permitted to be located behind the triplex ~~dwelling~~ dwellings.

F. Maximum Building Height.

1. Maximum building height for the triplex and carriage home dwellings shall not exceed 35 feet in height and two and a half (2 ½) stories.
2. Maximum building height for the stand-alone garage buildings shall not exceed 22 feet in height and one and a half (1 ½) stories.

G. Area and Yard Requirements.

The following area and bulk regulations shall apply:

1. Maximum number of dwelling units: 16 14
2. Maximum building coverage: 15%
3. Maximum impervious coverage: 32%
4. Minimum setback from right-of-way: 55 feet
5. Minimum setback from tract boundary (other than ROW): 40 feet
6. Minimum buffer width from tract boundary: 25 feet
7. Minimum distance between triplex dwellings: 30 feet to foundation /  
23 to feet porch
8. Parking spaces shall be provided for all residential dwellings according to the New Jersey Residential Site Improvement Standards (N.J.A.C. 5:21).
9. Parking areas and driveways not required for direct access to the public right-of-way shall be located a minimum of 25 feet from any tract boundary.
10. Garages within 250 feet of the public right-of-way shall not face the public right-of-way without an intervening principal building projection line situated between the garage and the public right-of-way.
11. 60% of the required parking shall be provided within an enclosed garage.

12. Parking not within a garage shall not be visible from the public right-of-way, and shall be screened from adjoining property owners and the public right-of-way with plantings, walls and fences to provide 100% opacity.
13. Outside refuse disposal is not permitted. Refuse disposal container shall be contained with the buildings.
14. The buffer area shall not include driveways other than for access purposes to the right-of-way, parking, utilities, stormwater management, patios, courtyards, decks, mechanical equipment or buildings.
  - a. Existing vegetation within the buffer that is not considered invasive or dead or dying shall be preserved.
  - b. Landscape buffers shall consist of a combination of deciduous trees, conifers, shrubs, berms, and if appropriate, fences or walls in sufficient quantities and sizes to perform their necessary screening function.
  - c. Existing on-site trees to remain within the required buffer area shall be utilized as part, and incorporated into, the buffer design.
  - d. With the exception of areas delineated as wetlands and wetland transition areas approved by NJDEP, proposed ~~Proposed~~ screening layout and elements shall be placed only within the required buffer area and are subject to review and approval by the Borough.
  - e. Proposed plant material shall provide a four-season interest, be deer tolerant and consist primarily of native species. Invasive plant species shall not be allowed. Applicants are encouraged to use the New Jersey American Native Plant Society and the Rutgers Agricultural Extension Service websites as a guide in species selection.
  - f. Plant material shall be installed at the following minimum sizes:
    - Deciduous trees – 3” caliper minimum
    - Conifer trees – 8’ height minimum
    - Large Evergreen and Deciduous Shrubs – 4’ height minimum
    - Small Evergreen and Deciduous Shrubs – 2’ height minimum
  - g. Drip irrigation is encouraged to be incorporated within the landscape buffer area to ensure the success of the proposed plant material.
  - h. All other requirements from Section 22-8.4 shall apply.

15. The minimum tract area shall be the entirety of the zone. Subdivisions for the purposes of phasing, financing or sale of individual units is permitted as long as the area and bulk requirements for the zone are met.

H. Design Standards. Deviations from these design standards shall be considered exceptions pursuant to the procedure articulated in the New Jersey Municipal Land Use Law at N.J.S.A. 40:55D-51.

1. Building Design. The purpose of these building design standards is to ensure that the design of buildings promotes a desirable visual and spatial environment, and that the buildings fit within the existing range of vernacular styles within Rumson Borough. The design of the buildings shall comply with the following standards; and shall be substantially consistent with Exhibit C of the Yellow Brook Settlement Agreement, which is also attached hereto as Exhibit A.
2. Pedestrian Circulation. Pedestrian walkways connecting streets and parking area to the dwellings shall be provided. All walkways shall be constructed of brick or ~~brick~~ concrete pavers.

3. Curbing. All vertical curbs shall be 6" in height and constructed of Belgian block, unless mountable Belgian block curbs are proposed.

4. Lighting.

- a. General. All outdoor lighting should be coordinated as to style, material and color. Lighting throughout the site should overlap, creating an even level of illumination throughout the parking area. All exterior lighting shall be designed, located, installed and directed in such a manner as to prevent objectionable light at and across the property lines and to prevent glare at any location on or off the property. The use of light emitting diode (LED) fixtures is required for energy efficiency and uniform illumination.
- b. Parking lots shall be illuminated with a minimum of two tenths (0.2) foot-candle. The ratio between maximum foot-candles and average foot-candles shall be no greater than 20 to 1.
- c. Illumination at property lines shall not exceed one-tenth (0.1) foot-candle, excluding public street rights-of-way.
- d. Lighting shall be provided by fixtures in parking lots with a mounting height not more than 16 feet measured from the ground level to the center line of the light source and lighting fixtures no to exceed twelve (12) feet in height shall be provided for pedestrian walkways and residential areas outside of parking lots.
- e. Pedestrian level lighting shall be used along any pedestrian walkways not illuminated by parking lot lighting. The minimum average illumination of pedestrian areas shall be two tenths (0.2) foot-candle over the walkway surface, except that no illumination shall be required for trails and pathways in the passive recreation land use area. The ratio between maximum foot-candles and average foot-candles shall be no greater than 20 to 1.
- f. Fixtures for illumination shall be full cutoff luminaires.

5. Mechanical Equipment.

- a. General. Such areas, due to their visual and noise impacts onto adjacent properties and visitors to the site shall be screened, recessed and enclosed.
- b. Outdoor storage, utility meters, HVAC equipment, and other such service functions shall be incorporated into the overall design of the buildings and site layout. Walls, screens and enclosures for such uses shall be of a similar construction and material as the primary buildings to which they are associated. Such accessory structures and uses shall be adequately landscaped to the point where the visual and acoustic impacts of these functions in conjunction with walls, screens and/or enclosures are fully contained and out of the view from general passersby.

I. General Standards.

1. There shall exist approved public water and public sewer systems which shall be available to each unit prior to the issuance of the building permit for that unit.
2. For developments to be constructed over a period of years, a phasing plan shall be submitted as part of the preliminary plan for the entire concept subject to a developer's agreement with the Borough.
3. Off-tract improvements including safety improvements at the intersection of Rumson Road and Osprey Lane shall be constructed in coordination with the Borough and the County.

J. Affordable Housing.

A payment in-lieu contribution to the Borough’s Affordable Housing Trust Fund for the provision of four (4) off-site affordable housing units is required for development within the RR zone, as per the terms and conditions in Section 4.2 of the Yellow Brook Settlement Agreement.

**SECTION 2**

If any section, subsection, clause, or phrase of this ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the remaining portions of this ordinance.

**SECTION 3**

All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed to the extent of such inconsistency.

**SECTION 4**

The Borough Clerk is hereby directed, upon adopt of the Ordinance after public hearing thereon, to publish notice of the passage thereof and to file a copy of this Ordinance as finally adopted with the Monmouth County Planning Board as required by N.J.S.40:55D-16. The Clerk shall also forthwith transmit a copy of this Ordinance after final passage to the Borough Tax Assessor as required by N.J.S.40:49-2.1.

**SECTION 5**

This Ordinance shall take effect immediately upon final passage and publication according to law and filing with the Monmouth County Planning Board.

Introduced:    March 23, 2021

Passed and Approved:

I hereby approve of the  
passing of this ordinance.

\_\_\_\_\_  
Joseph K. Hemphill  
Mayor

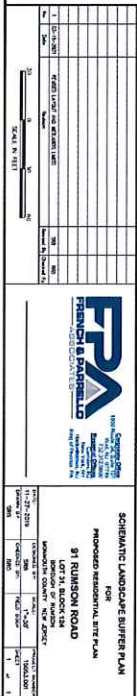
Attest:

\_\_\_\_\_  
Thomas S. Rogers  
Municipal Clerk/Administrator

**CERTIFICATION**

I hereby certify that the foregoing is a true copy of an Ordinance adopted by the Borough Council of the Borough of Rumson at a special meeting held on March 23, 2021.

\_\_\_\_\_  
Thomas S. Rogers  
Municipal Clerk/Administrator



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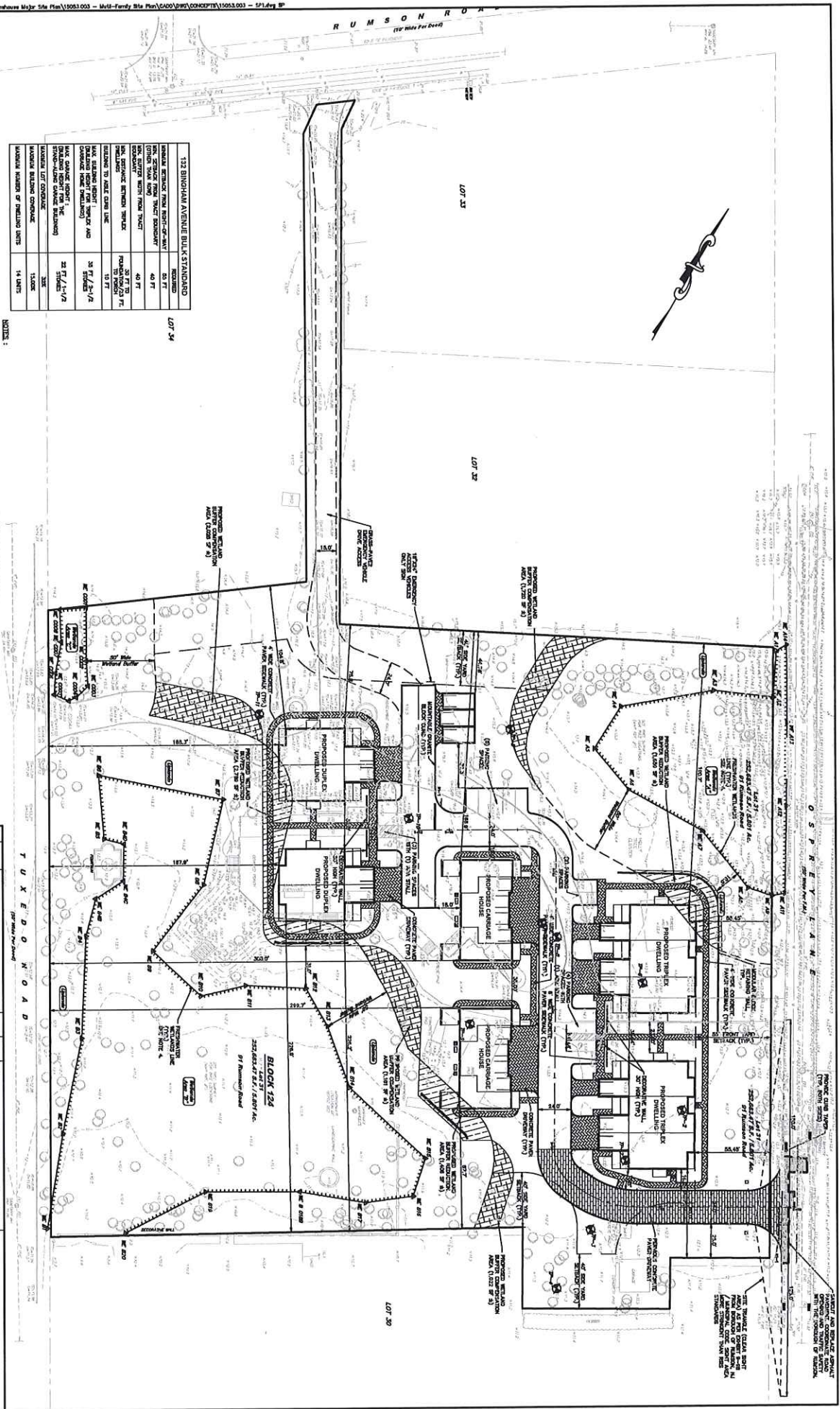
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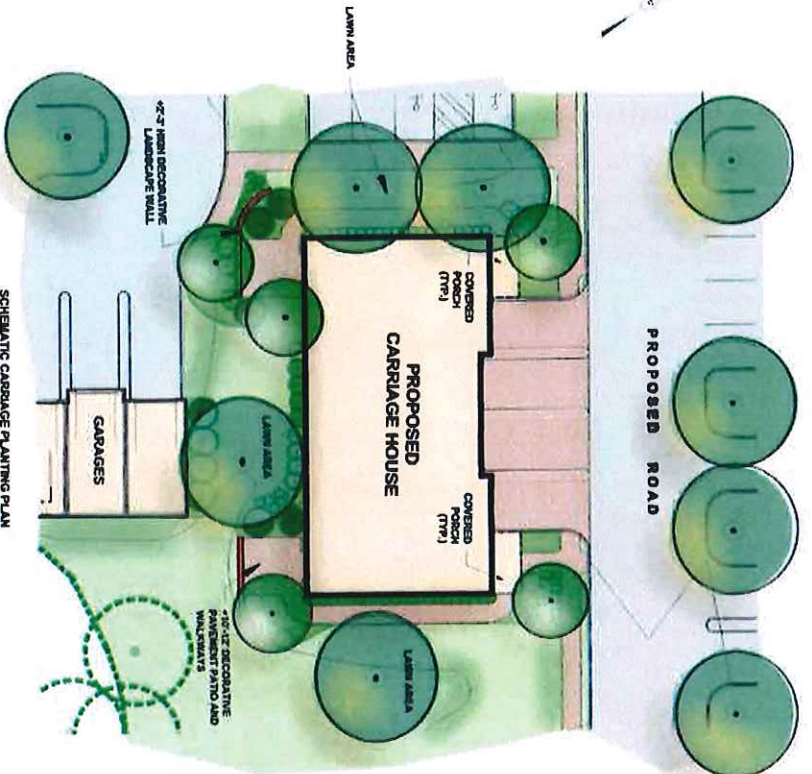
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**EPA**  
Environmental Protection  
Associates  
Corporation  
1800 Route 24, Suite 15  
West New York, NJ 07093  
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EPAenquiries.com

New Jersey • New York • Pennsylvania • Georgia

CONCEPT PLAN		FOR	
91 RUNSMON ROAD		LOT 31, BLOCK 124	
BOROUGH OF RUNSMON			
MONMOUTH COUNTY NEW JERSEY			
DATE:	DESIGNED BY:	SCALE:	PROJECT NUMBER:
04/27/2018	TV	1"=20'	15003.003
DRAWN BY:	CHECKED BY:	FIELD BOOK:	SHEET:
TLV	BEO		1 of 1

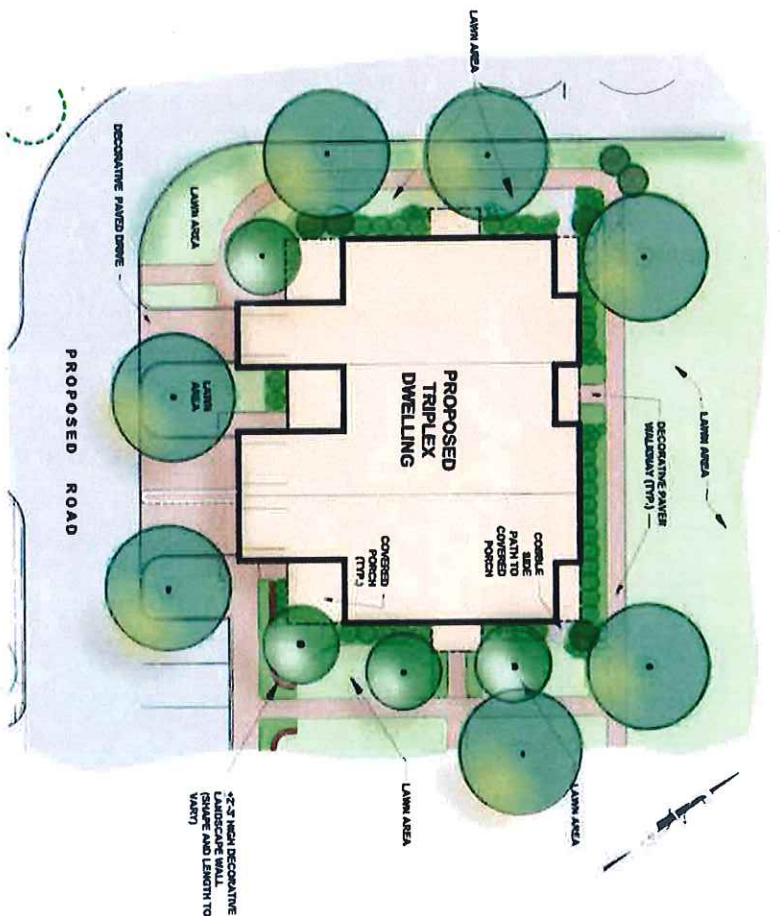




SCHEMATIC CARRIAGE HOUSE PLANTING PLAN

SCALE 1" = 4'

NOTE: THIS PLAN SHALL BE USED FOR INFORMATIONAL PURPOSES REGARDING THE PROPOSED SCHEMATIC UNIT PLANTING. LANDSCAPE LAYOUT SHALL BE PROVIDED AT THE TIME OF FORMAL SITE PLAN SUBMISSION.



SCHEMATIC TRIPLEX PLANTING PLAN

SCALE 1" = 4'

NOTE: THIS PLAN SHALL BE USED FOR INFORMATIONAL PURPOSES REGARDING THE PROPOSED SCHEMATIC UNIT PLANTING. LANDSCAPE LAYOUT SHALL BE PROVIDED AT THE TIME OF FORMAL SITE PLAN SUBMISSION.

- NOTES
1. THE PROPOSED FOUNDATION PLANTING SHALL BE DESIGNED AS A TREE FORM MATRILINEAL SHAPE THAT WILL COMPLEMENT THE EXISTING PLANT MATERIAL TO REMAIN AS WELL AS THE PROPOSED SCHEMATIC UNIT PLANTING.
  2. THE SPACING AND LOCATION AND SIZE SHAPE OF FOUNDATION PLANT MATERIAL SHALL VARY IN ORDER TO PROVIDE FOR SEASONAL INTEREST AND LANDSCAPE VARIETY TO THE PROPOSED SCHEMATIC UNIT PLANTING.
  3. LANDSCAPE ELEMENTS ARE ENCOURAGED TO PROVIDE SHAPE, ACCENTUATE FORMS ETC.)
  4. THE LANDSCAPE ELEMENTS SHALL BE PLANTED IN A MANNER THAT PROVIDES A VARYING ASPECT TO THE SCHEMATIC UNIT PLANTING. THE SCHEMATIC UNIT PLANTING SHALL BE PROVIDED AS A VARYING ASPECT TO THE SCHEMATIC UNIT PLANTING.
  5. LANDSCAPE ELEMENTS SHALL BE PROVIDED AS A VARYING ASPECT TO THE SCHEMATIC UNIT PLANTING.
  6. THIS PLAN SHALL BE USED FOR INFORMATIONAL PURPOSES ONLY.

LEGEND

- THESE ARE CARRIAGE HOUSE PLANTING RECOMMENDATIONS FOR PLANT GROUPINGS:
- A. DECIDUOUS SHADE TREES: ALDER, CYPRESS, FLUKE
  - B. SMALL TREES: RED BELL, CHERRY, BLUE BAY AND OIL
  - C. LANDSCAPE TREES: RED BELL, CHERRY, BLUE BAY AND OIL
  - D. SMALL TREES: RED BELL, CHERRY, BLUE BAY AND OIL
  - E. RED TREES: RED BELL, CHERRY, BLUE BAY AND OIL
  - F. RED TREES: RED BELL, CHERRY, BLUE BAY AND OIL
  - G. RED TREES: RED BELL, CHERRY, BLUE BAY AND OIL
  - H. RED TREES: RED BELL, CHERRY, BLUE BAY AND OIL
  - I. RED TREES: RED BELL, CHERRY, BLUE BAY AND OIL
  - J. RED TREES: RED BELL, CHERRY, BLUE BAY AND OIL
  - K. RED TREES: RED BELL, CHERRY, BLUE BAY AND OIL
  - L. RED TREES: RED BELL, CHERRY, BLUE BAY AND OIL
  - M. RED TREES: RED BELL, CHERRY, BLUE BAY AND OIL
  - N. RED TREES: RED BELL, CHERRY, BLUE BAY AND OIL
  - O. RED TREES: RED BELL, CHERRY, BLUE BAY AND OIL
  - P. RED TREES: RED BELL, CHERRY, BLUE BAY AND OIL
  - Q. RED TREES: RED BELL, CHERRY, BLUE BAY AND OIL
  - R. RED TREES: RED BELL, CHERRY, BLUE BAY AND OIL
  - S. RED TREES: RED BELL, CHERRY, BLUE BAY AND OIL
  - T. RED TREES: RED BELL, CHERRY, BLUE BAY AND OIL
  - U. RED TREES: RED BELL, CHERRY, BLUE BAY AND OIL
  - V. RED TREES: RED BELL, CHERRY, BLUE BAY AND OIL
  - W. RED TREES: RED BELL, CHERRY, BLUE BAY AND OIL
  - X. RED TREES: RED BELL, CHERRY, BLUE BAY AND OIL
  - Y. RED TREES: RED BELL, CHERRY, BLUE BAY AND OIL
  - Z. RED TREES: RED BELL, CHERRY, BLUE BAY AND OIL

FPA

PROPOSED RESIDENTIAL SITE PLAN  
81 RUSSELL ROAD  
LOT 1, BLOCK 1A

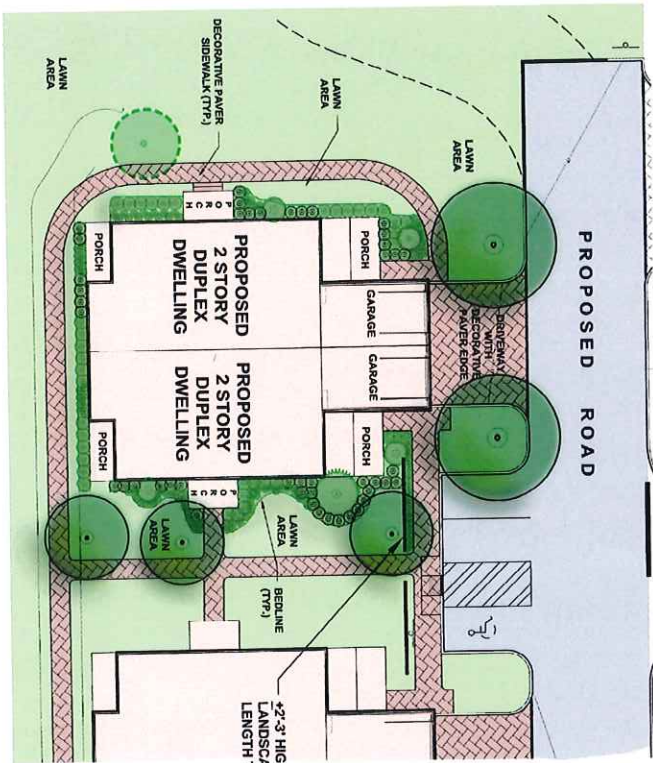
LEGEND

DUPLEX PLANTING PALETTE - RECOMMENDED PALETTE OF PLANT GROUPINGS:

- A. DECIDUOUS SHADE TREES (ACER, QUERCUS, TILIA)
  - B. SMALL EVERGREEN TREES (ILEX CHINENSIS, BLUE BOY AND GIRL, TAXUS CANADENSIS)
  - C. LARGE EVERGREEN AND DECIDUOUS SHRUBS (RHODODENDRON, ILEX CORNUTA, VIBURNUM, ILEX HYBRIDA, KALAMIA)
  - D. SMALL EVERGREEN AND DECIDUOUS SHRUBS (SILVERWICH VIBURNUM, AZALEA, SPREA)
  - E. DECIDUOUS ORNAMENTAL UNDERSTORY TREES (CORNUS, CERCIS)
  - F. BED OF PERENNIALS, GROUPINGS OF ORNAMENTAL GRASSES (COROPHUS, RUDECKIA, BECATUS, PACHYSTACHYA, RESCUE, ETC.)
- EXISTING DECIDUOUS TREE TO REMAIN

NOTES:

1. THE PROPOSED SITE OF CONSTRUCTION PLANTING SHALL BE DESIGNED IN A FREE FORM, NATURALISTIC SHAPE THAT WILL DEMONSTRATE A BLENDED WITH THE EXISTING PLANT MATERIAL TO REMAIN AS WELL AS THE SURROUNDING NEIGHBORHOOD. STRAIGHT ROWS OF PLANT MATERIAL ARE DISCOURAGED.
2. THE PLANTING MATERIAL AND THE SHAPE OF CONSTRUCTION PLANT MATERIAL SHALL VARY TO PROVIDE A FEELING OF MOVEMENT AND VARIETY TO THE PROPOSED COMMUNITY.
3. HEDGEROW ELEMENTS ARE ENCOURAGED (LOW FENCE, WALLS, ACCENTUAL POINTS ETC.)
4. BASE MAP INFORMATION OBTAINED FROM PLANS ENTITLED "TOPOGRAPHIC SURVEY, PREPARED FOR LOT 13 BLOCK 134, SITUATED IN THE BOROUGH OF RUMSON, MONMOUTH COUNTY, NEW JERSEY, PREPARED BY FRENCH & PARRELL ASSOCIATES, LIMITED AND DATED JULY 24, 2014.
5. ARCHITECTURE FOOTPRINT OBTAINED FROM VARIOUS ARCHITECTURE, SEA GIRT, NEW JERSEY.
6. THIS PLAN SHALL BE USED FOR SCHEMATIC DESIGN PURPOSES ONLY.

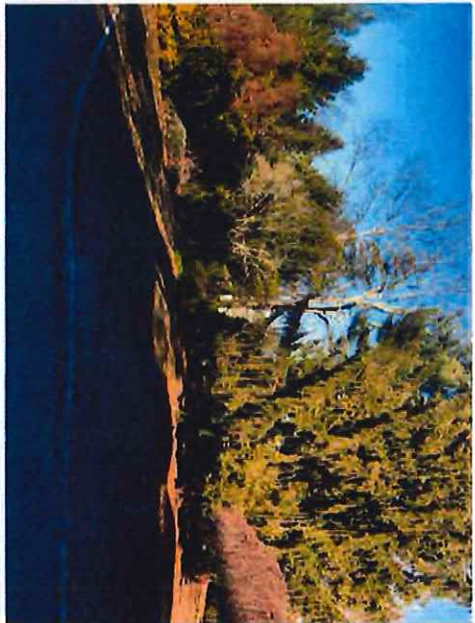


SCHEMATIC DUPLEX PLANTING PLAN

SCALE: 1/8" = 1'-0"

NOTE: THIS PLAN SHALL BE USED FOR INFORMATIONAL PURPOSES REGARDING THE PROPOSED SCHEMATIC DUPLEX PLANTING LAYOUT ONLY. FINAL LANDSCAPING LAYOUT SHALL BE PROVIDED AT THE TIME OF FORMAL SITE PLAN SUBMISSION.

FRENCH & PARRELL ASSOCIATES, INC.	
1111 ROUTE 100, SUITE 100, NEW JERSEY 07033-2000	
TEL: 908.261.1111 FAX: 908.261.1112	
WWW.FRENCHANDPARRELL.COM	
SCHEMATIC DUPLEX PLANTING PLAN	
PROPOSED RESIDENTIAL SITE PLAN	
81 RUMSON ROAD	
MUNICIPALITY OF RUMSON, NEW JERSEY	
DATE: 11-27-2014	
BY: [Signature]	
CHECKED BY: [Signature]	
APPROVED BY: [Signature]	



NOTE: SEE SCHEMATIC LANDSCAPE BUFFER PLAN FOR STAGE LOCATIONS

NAME		DATE	
ADDRESS		CITY	
STATE		ZIP	
			
LAMARQUE BUILDING SOLUTIONS 91 BILLOUX ROAD 10771 BLOOMING MISSOURI 63103-1077			
NAME	DATE	NAME	DATE
ADDRESS	CITY	ADDRESS	CITY
STATE	ZIP	STATE	ZIP



BEFORE  
LOOKING SOUTH TOWARDS 10 DEERPT LANE STAKE LOCATION: 13-14



BEFORE  
LOOKING SOUTH TOWARDS 10 DEERPT LANE STAKE LOCATION: 13-14



BEFORE  
LOOKING WEST TOWARDS 83 RUMSON ROAD STAKE LOCATION: 4-5



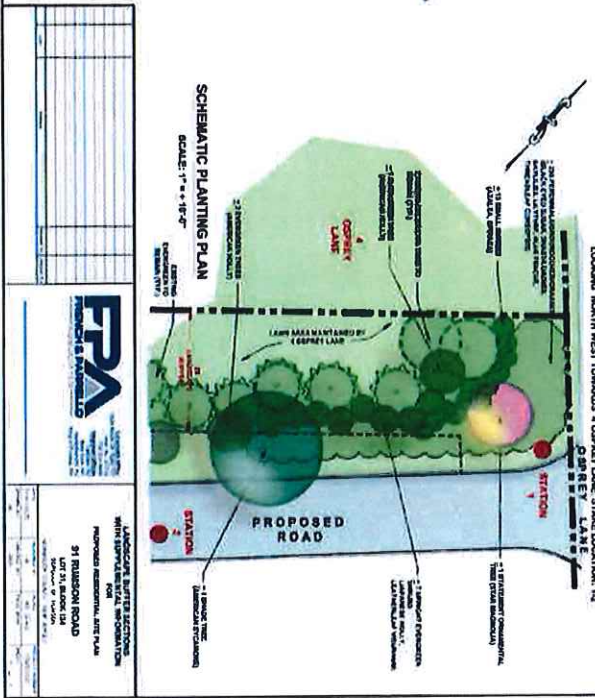
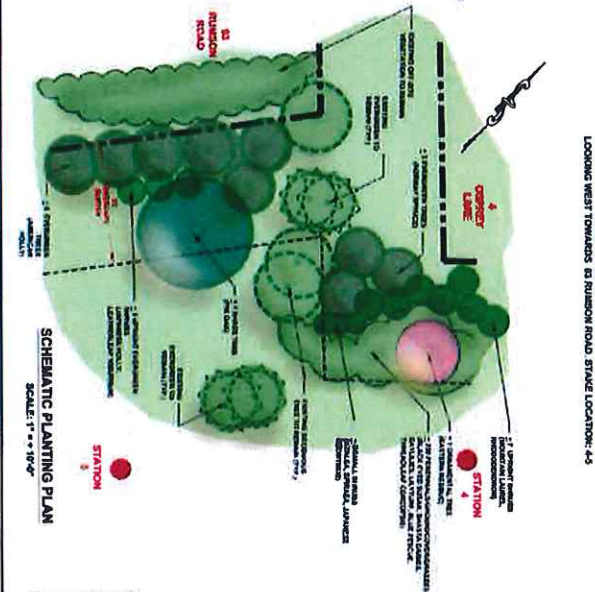
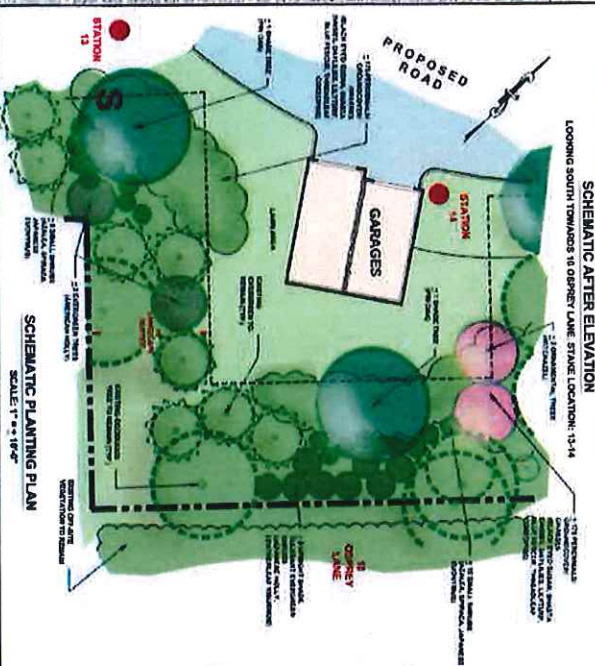
BEFORE  
LOOKING WEST TOWARDS 83 RUMSON ROAD STAKE LOCATION: 4-5



BEFORE  
LOOKING NORTH WEST TOWARDS 4 CORREY LANE STAKE LOCATION: 1-2



BEFORE  
LOOKING NORTH WEST TOWARDS 4 CORREY LANE STAKE LOCATION: 1-2



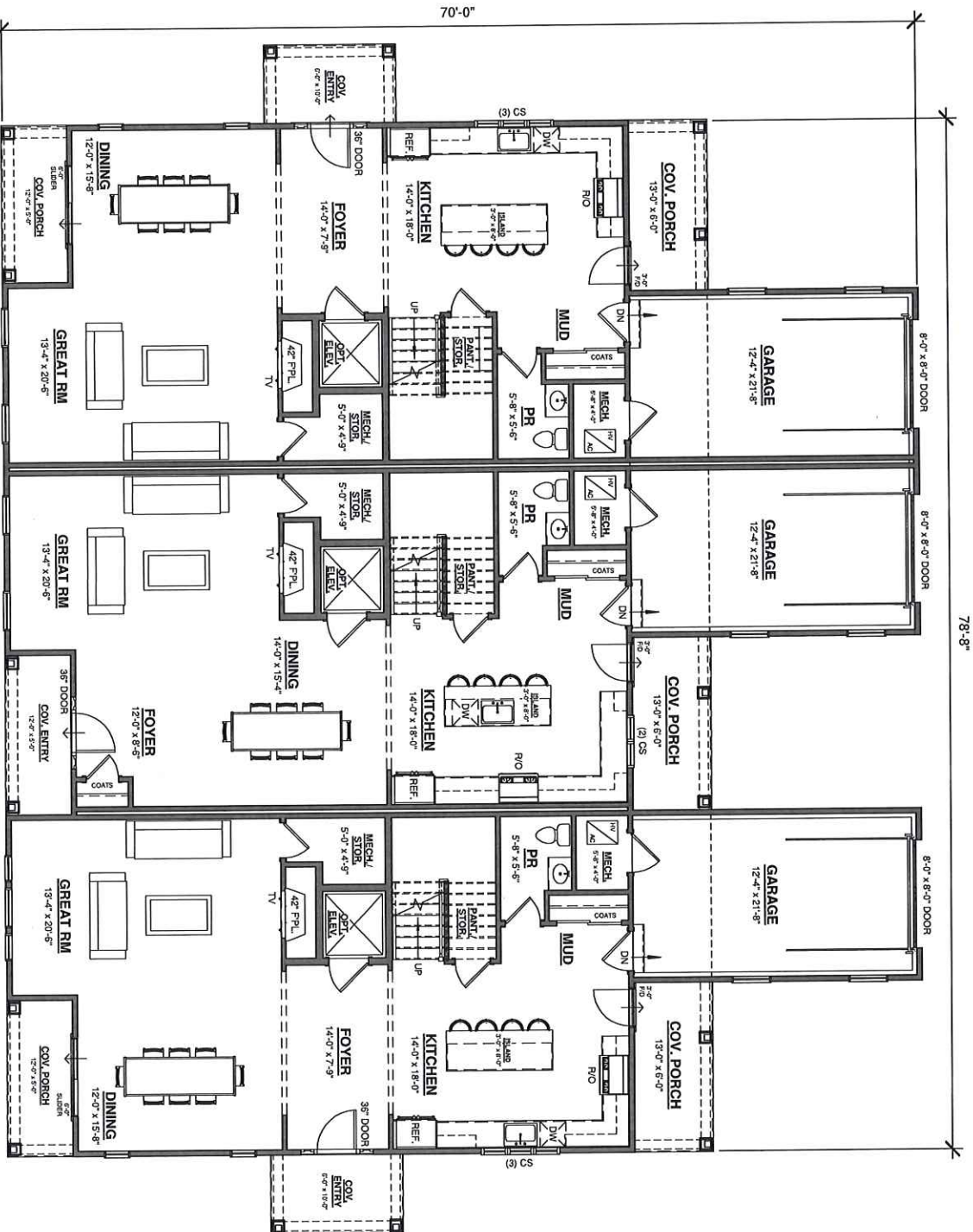




TRIPLEX 1



TRIPLEX 2



1 1st Floor Plan  
1/8" = 1'-0"

<b>TRIPLEX 1 PROGRAM</b>	<b>TRIPLEX 2 PROGRAM</b>	<b>TRIPLEX 3 PROGRAM</b>
*PER UNIT	*PER UNIT	*PER UNIT
1st Floor - 1,188 sq. ft.	1st Floor - 1,188 sq. ft.	1st Floor - 1,188 sq. ft.
2nd Floor - 1,217 sq. ft.	2nd Floor - 1,154 sq. ft.	2nd Floor - 1,159 sq. ft.
Total - 2,405 sq. ft.	Total - 2,342 sq. ft.	Total - 2,347 sq. ft.
Garage - 268 sq. ft.	Garage - 268 sq. ft.	Garage - 268 sq. ft.

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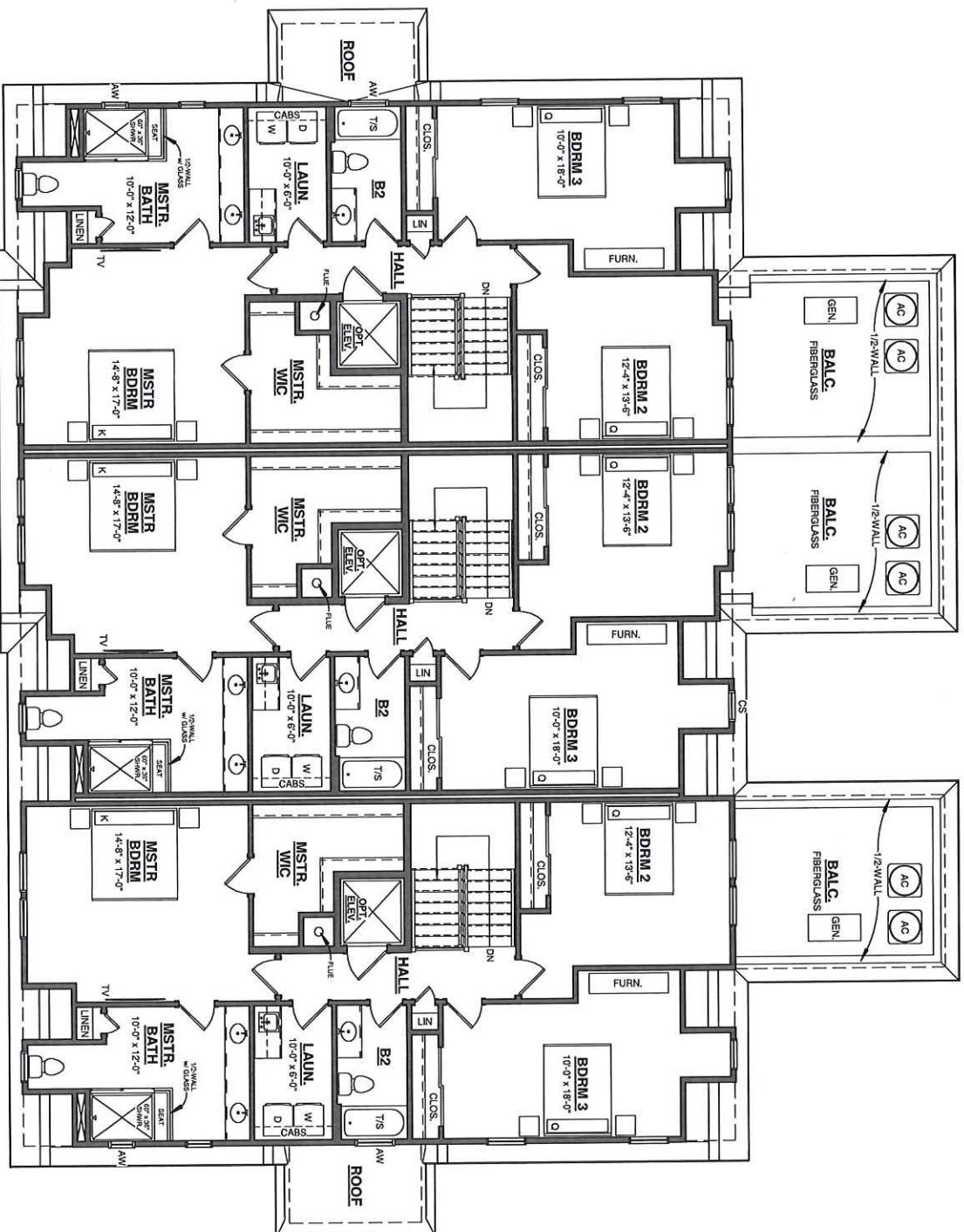
**ROGER MUMFORD  
HOMES**  
91 RUMSON ROAD  
RUMSON, NJ  
BLOCK 124, LOT 31  
TRIPLEX 1

**FLOOR PLAN**

**B1** Scale: As indicated

**VIRTUOSO**  
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Paul Grabowski  
Registered Architect  
1330 Laurel Avenue  
Building #3, Suite 304  
Sea Girt, New Jersey 08750  
732.612.3125  
Paul@VirtuosoArchitecture.com  
VirtuosoArchitecture.com

Drawn By: SPT  
Checked By: PG  
Revision Date: 03/19/2021



1 2nd Floor Plan  
1/8" = 1'-0"

Drawn By: SPT  
Checked By: PG  
Revision Date: 03/19/2021



**VIRTUOSO**  
ARCHITECTURE

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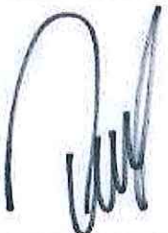
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ROGER MUMFORD  
HOMES  
91 RUMSON ROAD  
RUMSON, NJ  
BLOCK 124, LOT 31  
TRIPLEX 1

FLOOR PLAN

B2 Scale: 1/8" = 1'-0"

Drawn By: SPT  
 Checked By: PG  
 Revision Date: 03/19/2021



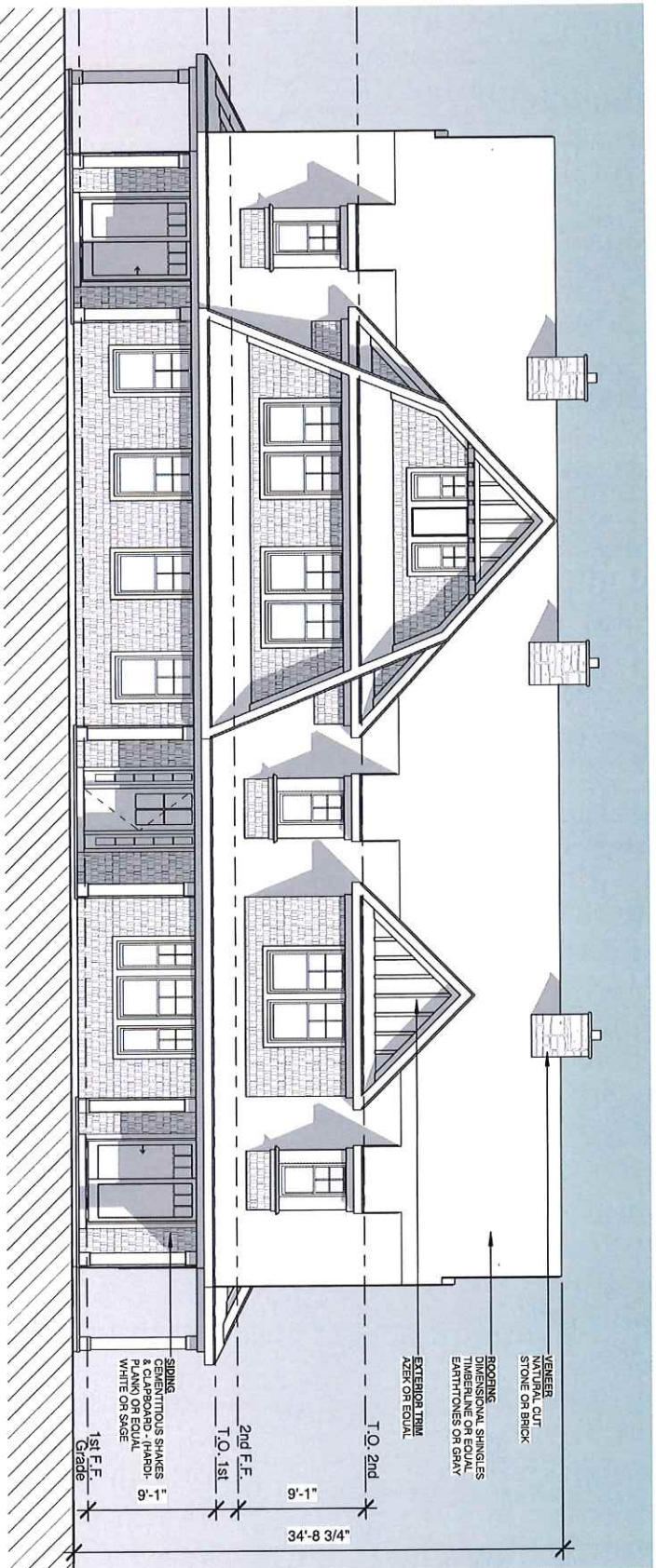

**VIRTUOSO**  
 ARCHITECTURE  
 Paul Grabowski  
 Registered Architect  
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ROGER MUMFORD  
 HOMES  
 91 RUMSON ROAD  
 RUMSON, NJ  
 BLOCK 124, LOT 31  
 TRIPLEX 1

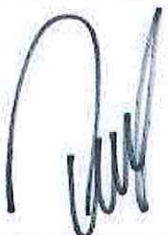
ELEVATION

C1 Scale: 1/8" = 1'-0"



① Front Elevation  
 1/8" = 1'-0"

Drawn By: SPT  
Checked By: PG  
Revision Date: 03/19/2021



**VIRTUOSO**  
ARCHITECTURE

**Paul Grabowski**  
Registered Architect

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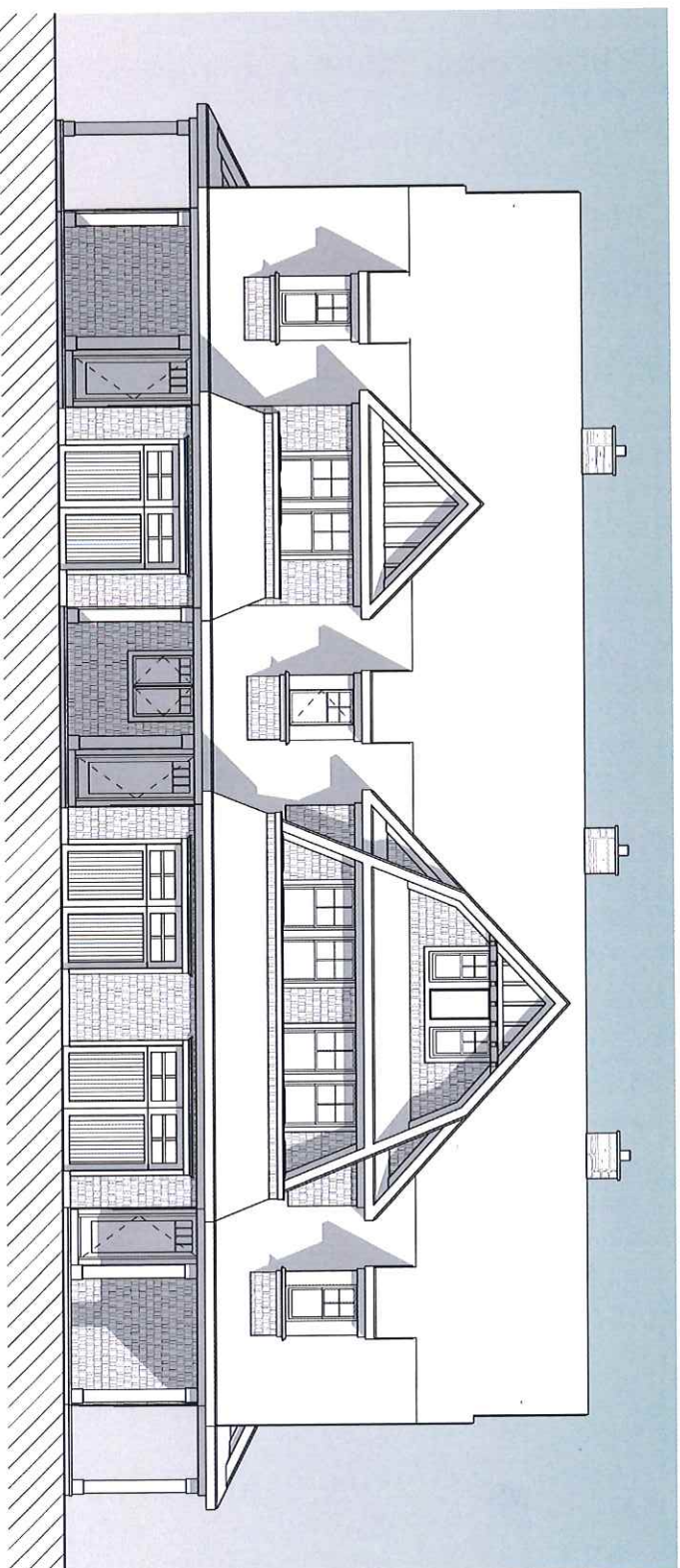
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**ROGER MUMFORD  
HOMES**  
91 RUMSON ROAD  
RUMSON, NJ  
BLOCK 124, LOT 31  
TRIPLEX 1


ELEVATION

**C2** Scale: 1/8" = 1'-0"



① Rear Elevation  
1/8" = 1'-0"

Drawn By: SPT  
Checked By: PG  
Revision Date: 03/19/2021



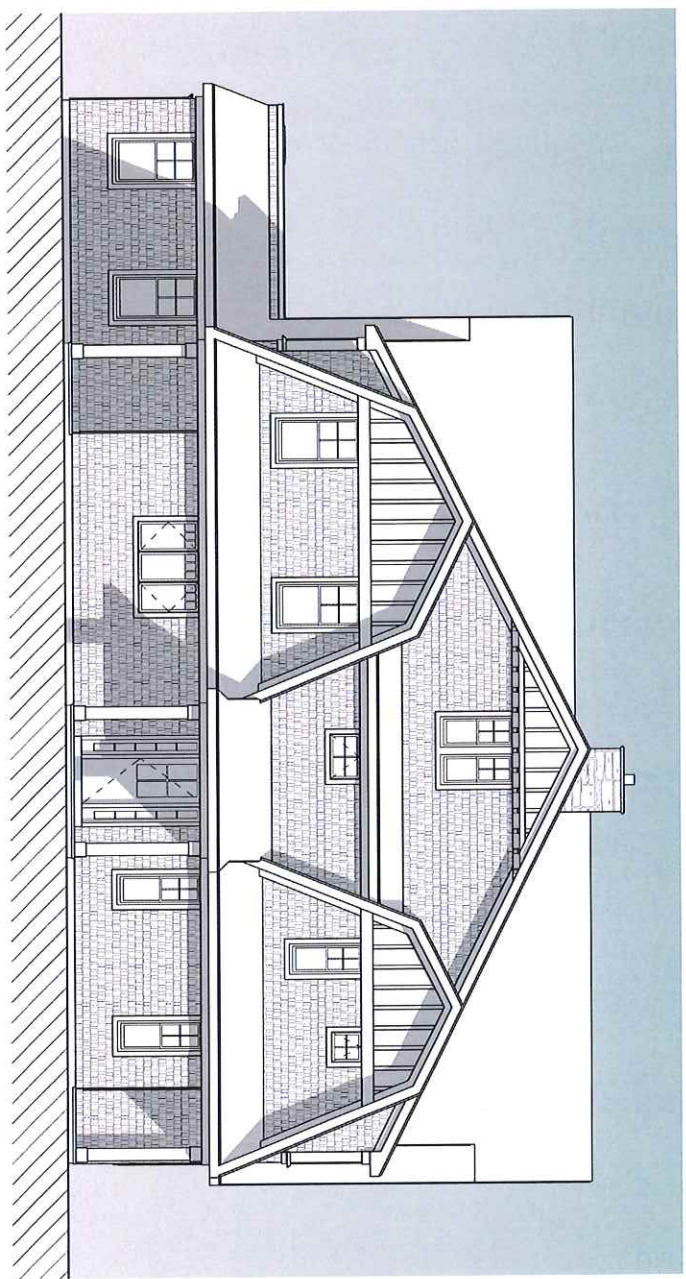
**VIRTUOSO**  
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**Paul Grabowski**  
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**ROGER MUMFORD  
HOMES**  
91 RUMSON ROAD  
RUMSON, NJ  
BLOCK 124, LOT 31  
TRIPLEX 1

ELEVATION

**C3** Scale: 1/8" = 1'-0"



① Left Elevation  
1/8" = 1'-0"

Drawn By: SPT  
Checked By: PG  
Revision Date: 03/19/2021



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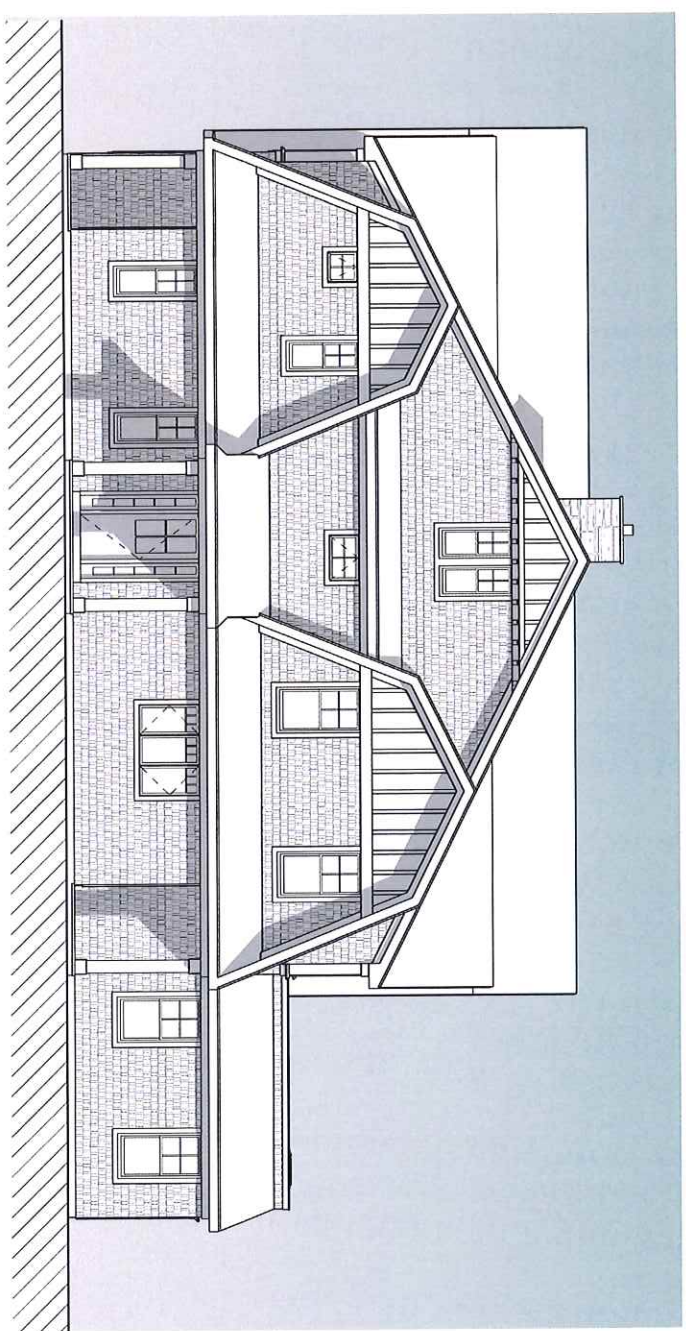
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**ROGER MUMFORD**  
**HOMES**  
**91 RUMSON ROAD**  
**RUMSON, NJ**  
**BLOCK 124, LOT 31**  
**TRIPLEX 1**

ELEVATION

**C4** Scale: 1/8" = 1'-0"



① Right Elevation  
1/8" = 1'-0"



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Revision Date: 03/19/2021



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**ROGER MUMFORD  
HOMES**  
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RUMSON, NJ  
BLOCK 124, LOT 31  
TRIPLEX 1

RENDERINGS

**D3** Scale:



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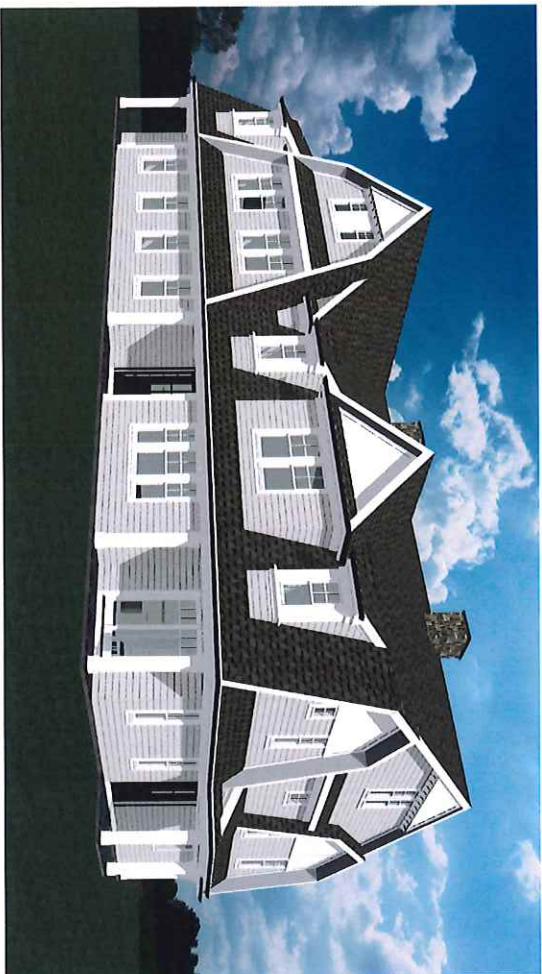
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BLOCK 124, LOT 31  
TRIPLEX 1

RENDERINGS

D2 Scale:



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 BLOCK 124, LOT 31  
 TRIPLEX 1

RENDERINGS

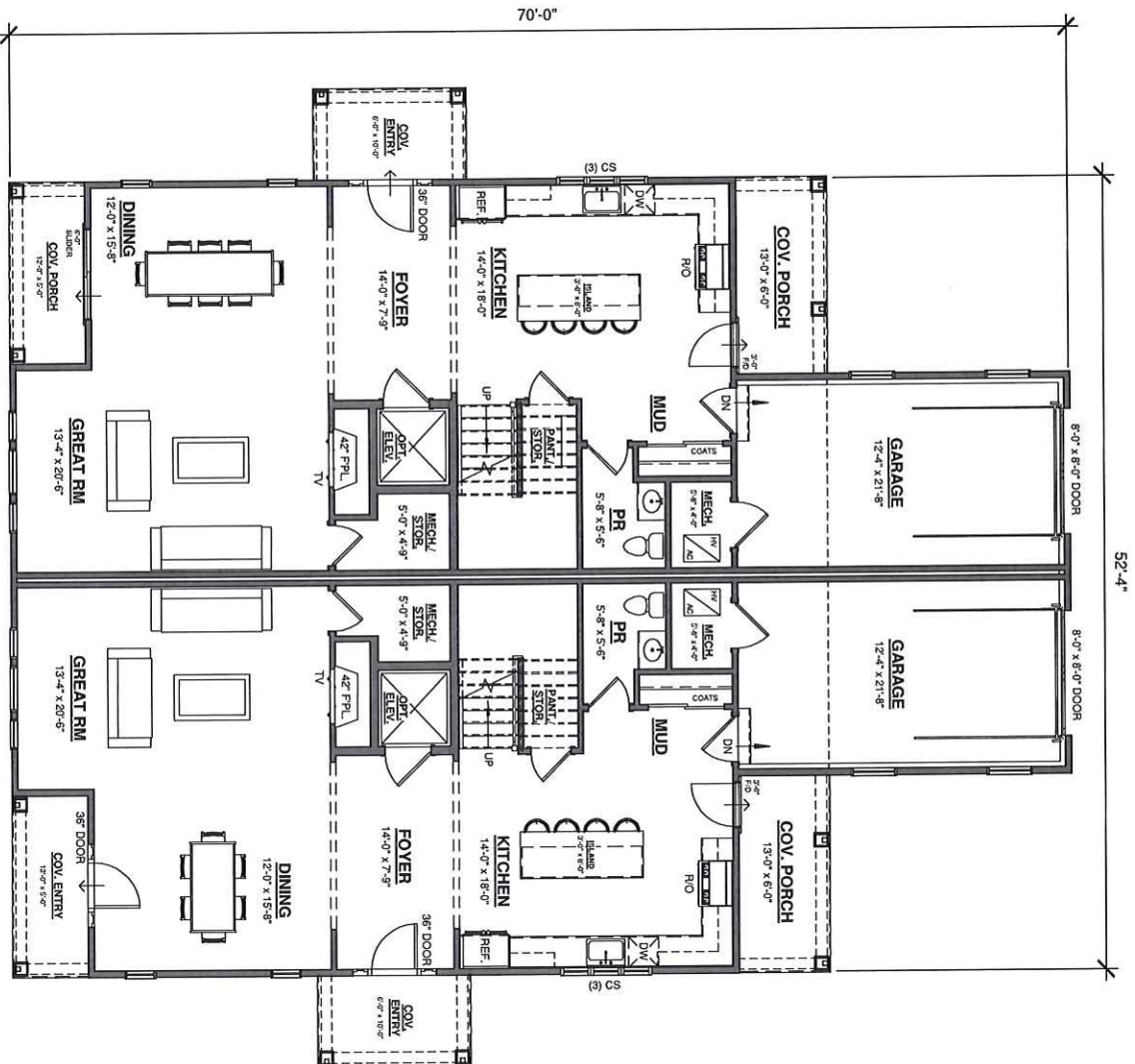
D1 Scale:



DUPLEX 1



DUPLEX 2



1 1st Floor Plan  
1/8" = 1'-0"

RUMSON SQ. FT.	
PER UNIT	PER UNIT
1st Floor - 1,188 sq. ft.	1st Floor - 1,418 sq. ft.
2nd Floor - 1,154 sq. ft.	2nd Floor - 1,220 sq. ft.
Total - 2,342 sq. ft.	Total - 2,638 sq. ft.
BUILDING PROGRAM	
PER UNIT	PER UNIT
1st Floor - 1,188 sq. ft.	1st Floor - 1,418 sq. ft.
2nd Floor - 1,154 sq. ft.	2nd Floor - 1,220 sq. ft.
Total - 2,342 sq. ft.	Total - 2,638 sq. ft.
Garage - 268 sq. ft.	

**ROGER MUMFORD HOMES**  
91 RUMSON ROAD  
RUMSON, NJ  
BLOCK 124, LOT 31  
DUPLEX 1

FLOOR PLAN

B1 Scale: As indicated

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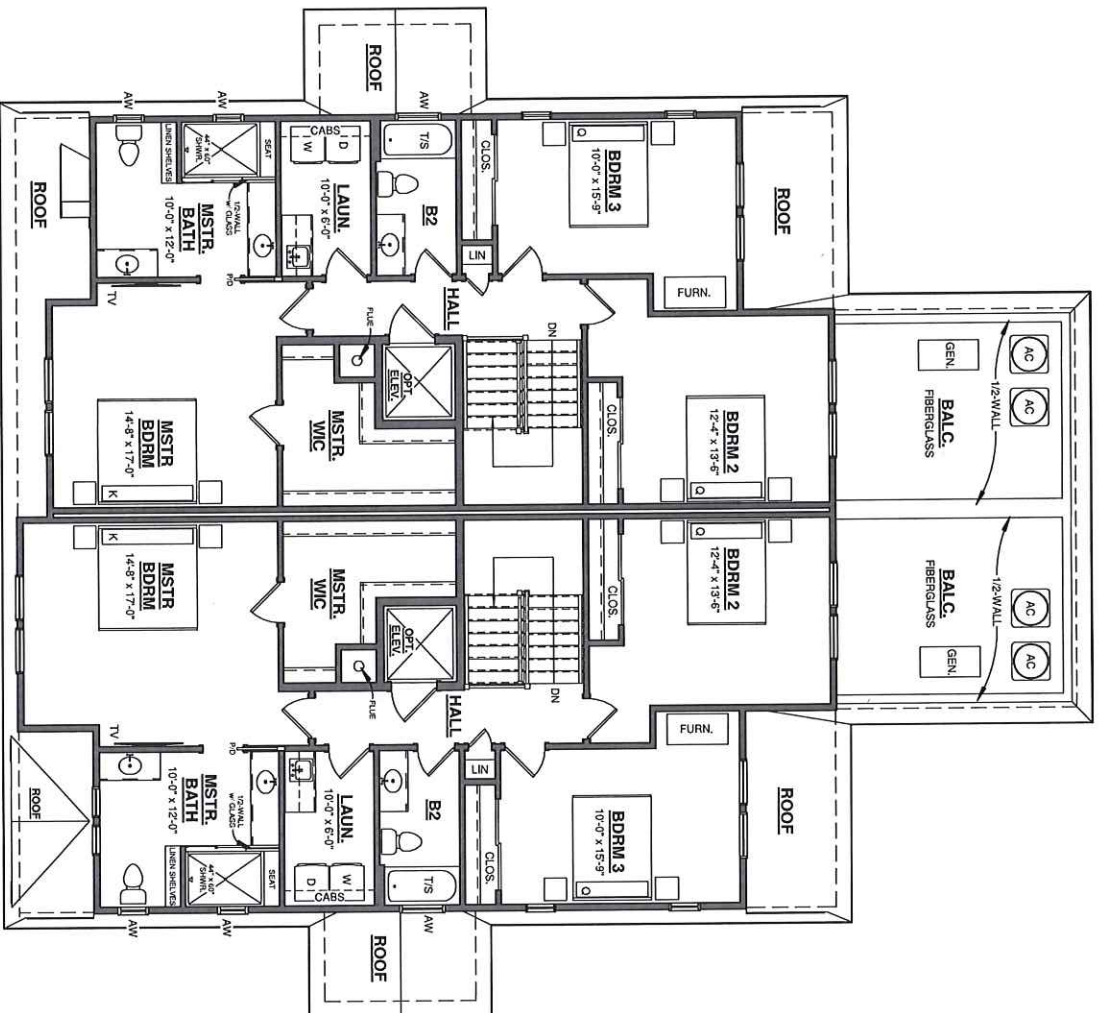
Paul Grabowski

ARCHITECTURE

VIRTUOSO



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Revision Date: 03/19/2021



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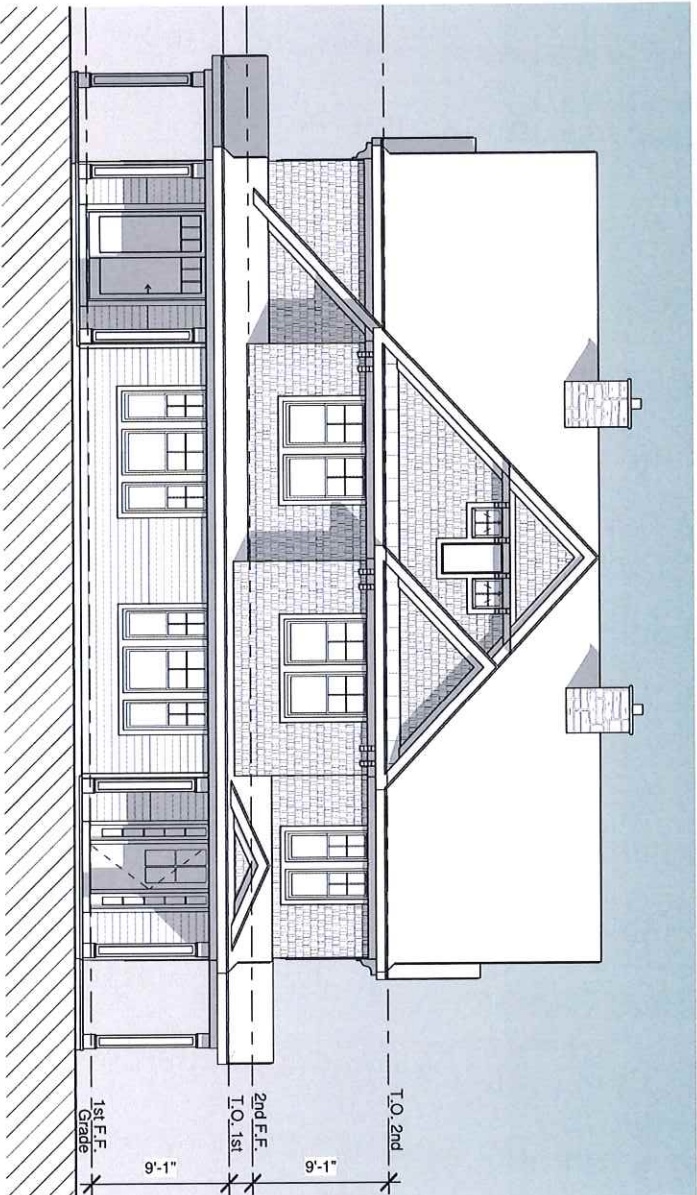
**VIRTUOSO**  
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ROGER MUMFORD  
 HOMES  
 91 RUMSON ROAD  
 RUMSON, NJ  
 BLOCK 124, LOT 31  
 DUPLEX 1

FLOOR PLAN

B2 Scale: 1/8" = 1'-0"



① Front Elevation  
1/8" = 1'-0"

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ROGER MUMFORD  
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BLOCK 124, LOT 31  
DUPLEX 1

ELEVATION

C1 Scale: 1/8" = 1'-0"

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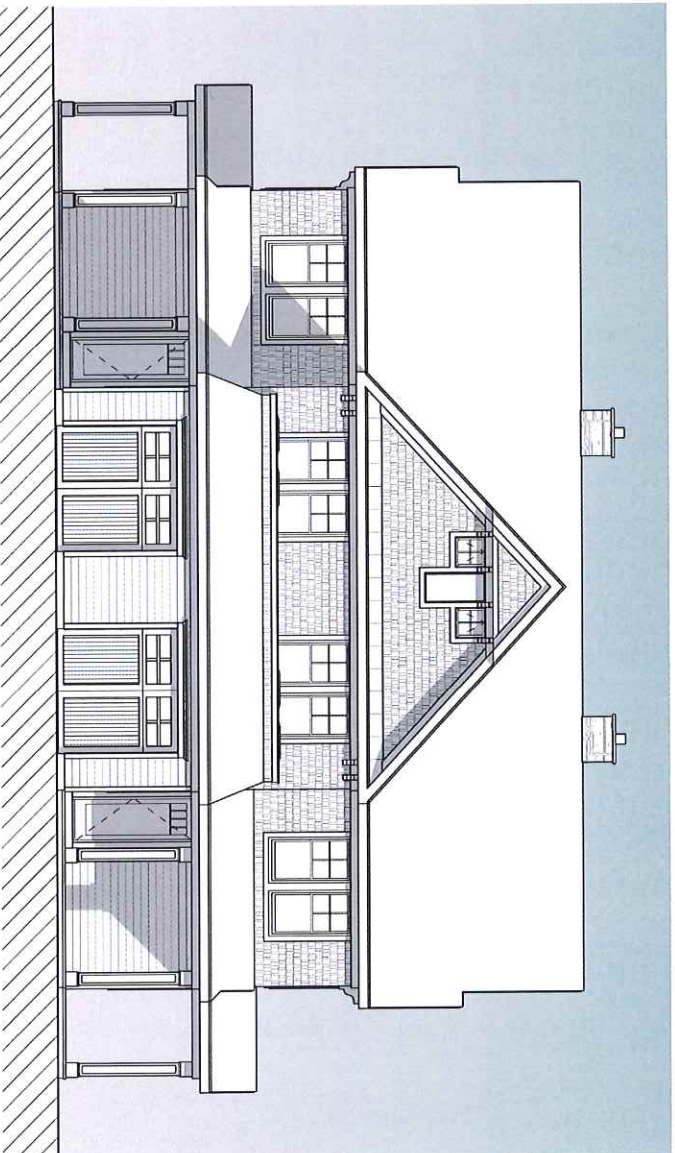
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**ROGER MUMFORD  
 HOMES  
 91 RUMSON ROAD  
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 BLOCK 124, LOT 31  
 DUPLEX 1**

ELEVATION

**C2** Scale: 1/8" = 1'-0"



① Rear Elevation  
 1/8" = 1'-0"

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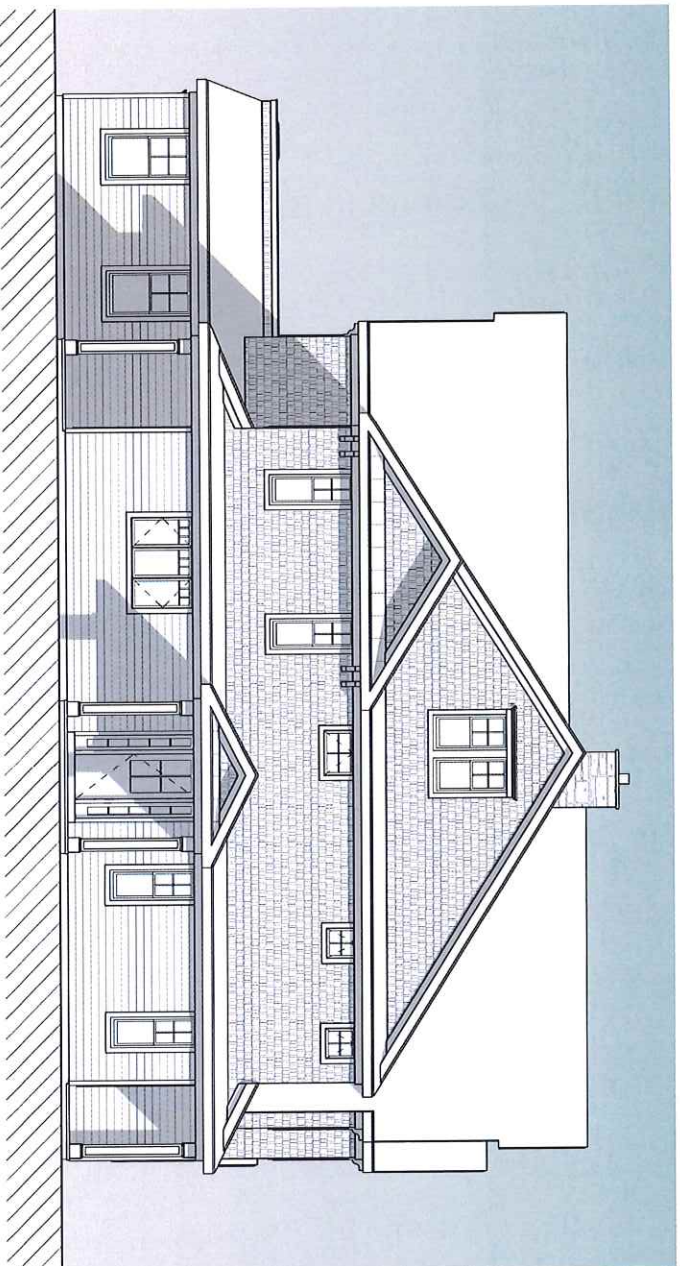
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HOMES  
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BLOCK 124, LOT 31  
DUPLEX 1

ELEVATION

C3 Scale: 1/8" = 1'-0"



① Left Elevation  
1/8" = 1'-0"

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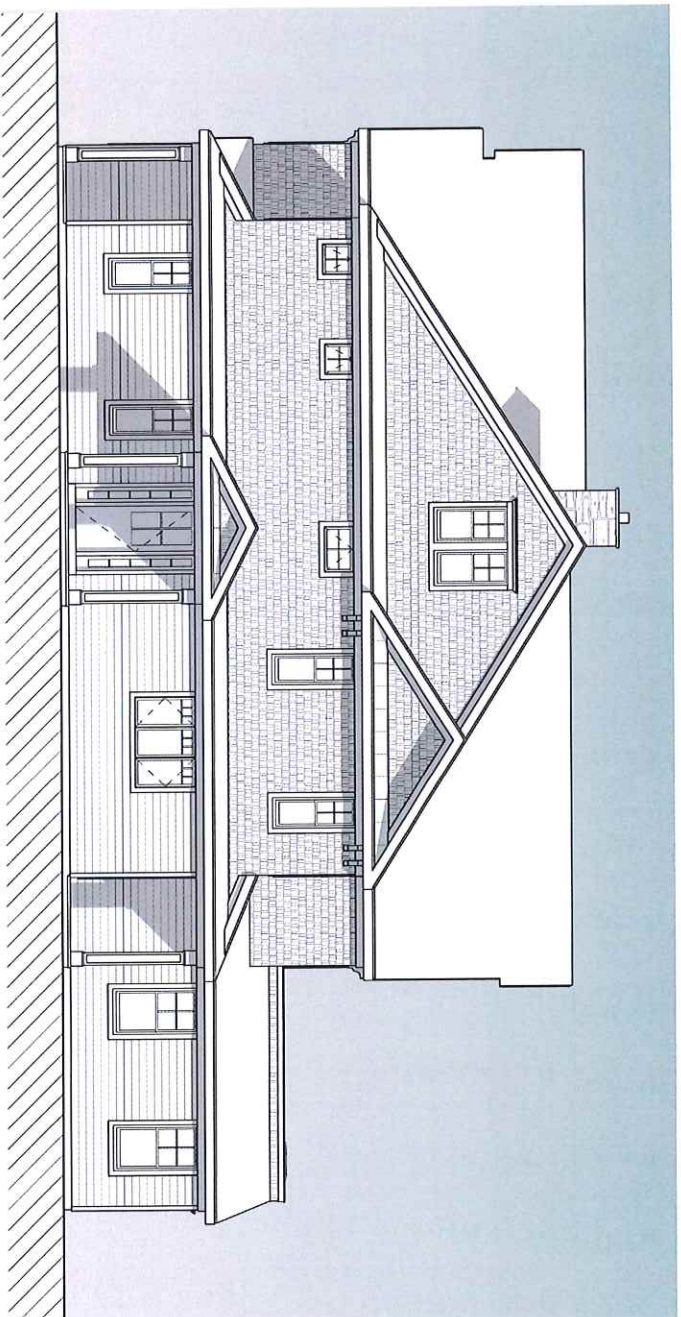
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HOMES**  
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BLOCK 124, LOT 31  
DUPLEX 1

ELEVATION

**C4** Scale: 1/8" = 1'-0"



① Right Elevation  
1/8" = 1'-0"



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HOMES**  
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RUMSON, NJ  
BLOCK 124, LOT 31  
DUPLEX 1

RENDERINGS

D1 Scale:



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BLOCK 124, LOT 31  
DUPLEX 1

RENDERINGS

D2 Scale:



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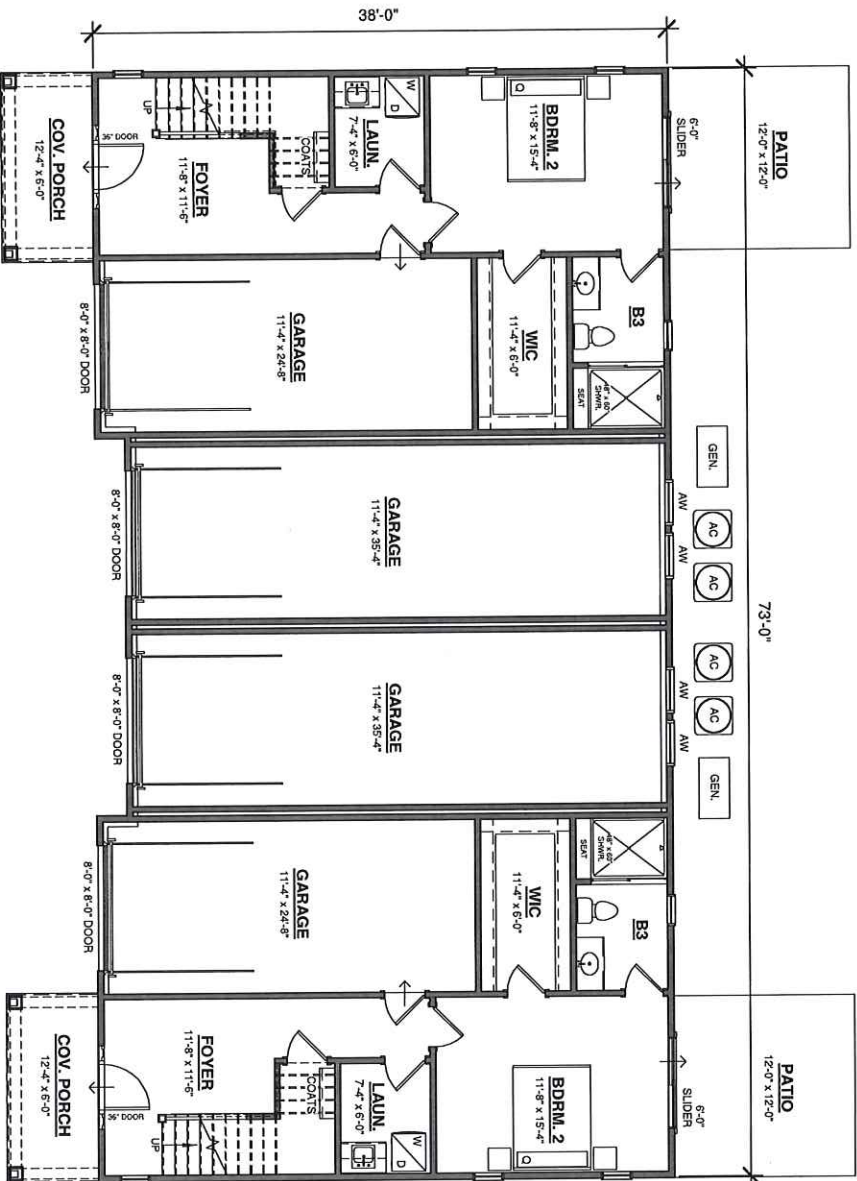
**ROGER MUMFORD  
HOMES**  
91 RUMSON ROAD  
RUMSON, NJ  
BLOCK 124, LOT 31  
DUPLEX 1

RENDERINGS

**D3** Scale:



CARRIAGE HOUSE



1 1st Floor Plan  
1/8" = 1'-0"

**RUMSON SQ. FT.**  
\*PER UNIT  
1st Floor - 876 sq. ft.  
2nd Floor - 1,296 sq. ft.  
Total - 2,172 sq. ft.

**BUILDING PROGRAM**  
\*PER UNIT  
1st Floor - 619 sq. ft.  
2nd Floor - 1,266 sq. ft.  
Total - 1,885 sq. ft.

Garage - 293 sq. ft.  
Interior Garage - 432 sq. ft.

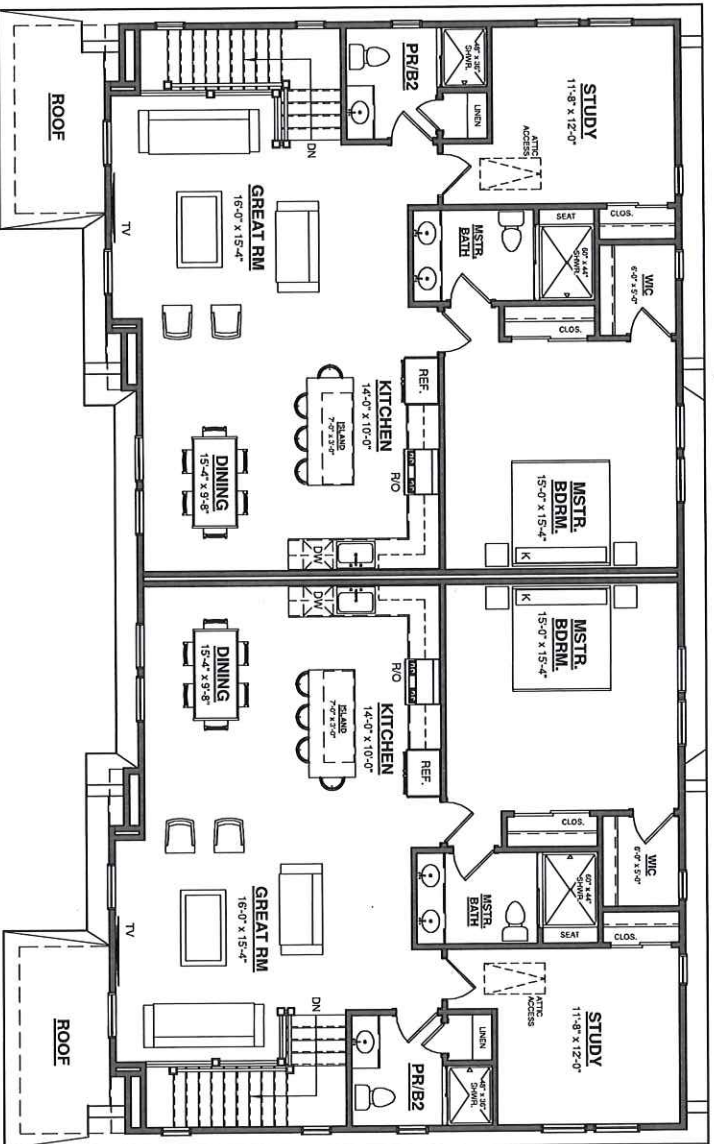
**ROGER MUMFORD HOMES**  
91 RUMSON ROAD  
RUMSON, NJ  
BLOCK 124, LOT 31  
CARRIAGE HOUSE

FLOOR PLAN

**B1** Scale: As indicated

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1 2nd Floor Plan  
1/8" = 1'-0"

*[Handwritten Signature]*

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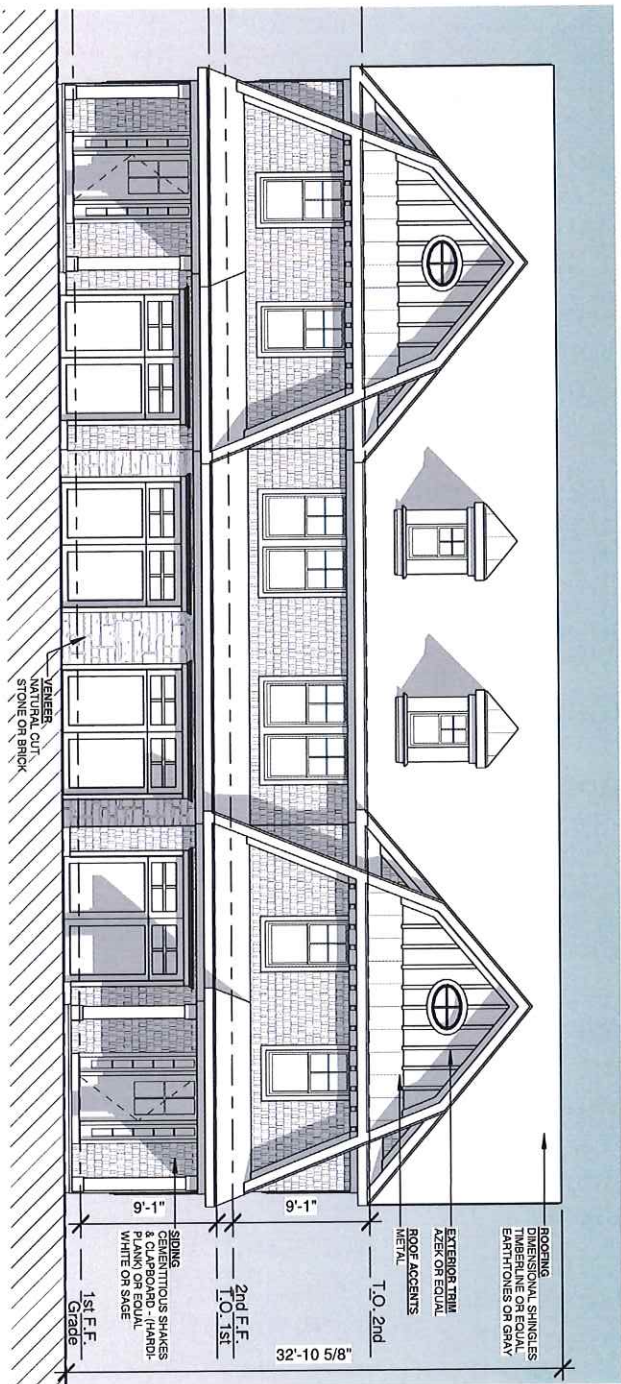
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ROGER MUMFORD  
HOMES

91 RUMSON ROAD  
RUMSON, NJ  
BLOCK 124, LOT 31  
CARRIAGE HOUSE

FLOOR PLAN

B2 Scale: 1/8" = 1'-0"



① Front Elevation  
1/8" = 1'-0"

*[Handwritten signature]*

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HOMES  
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BLOCK 124, LOT 31  
CARRIAGE HOUSE

ELEVATION

C1 Scale: 1/8" = 1'-0"

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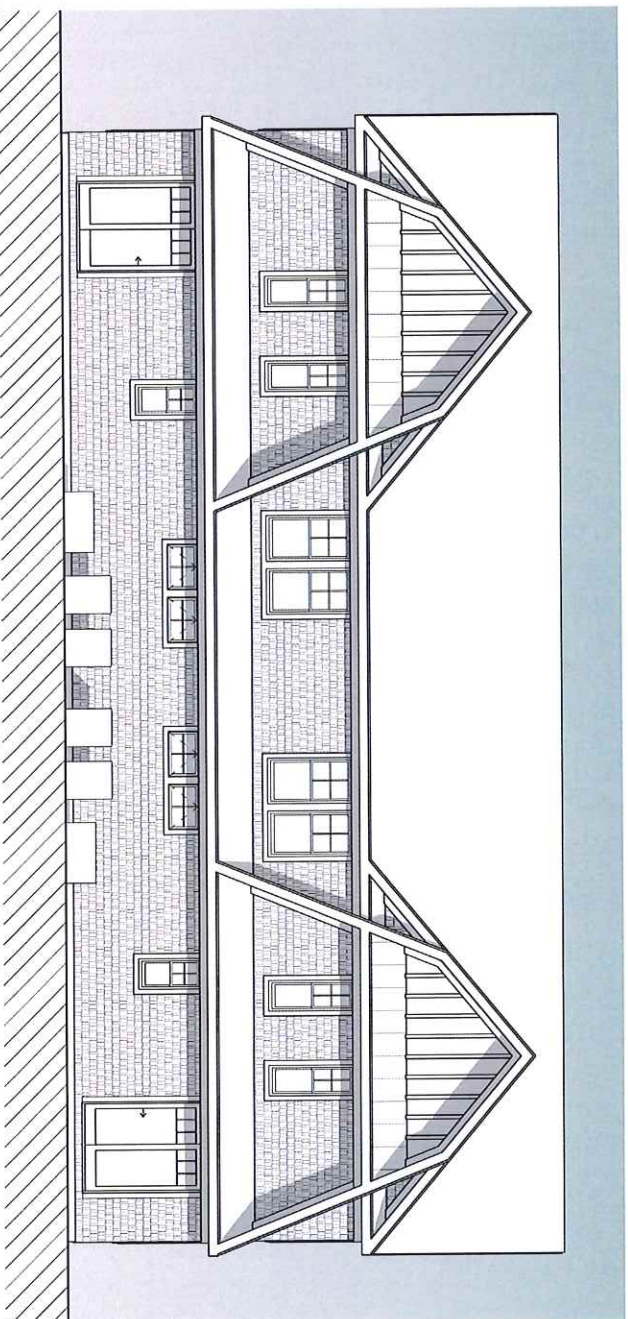
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ROGER MUMFORD  
 HOMES  
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 RUMSON, NJ  
 BLOCK 124, LOT 31  
 CARRIAGE HOUSE

ELEVATION

**C2** Scale: 1/8" = 1'-0"



① Rear Elevation  
 1/8" = 1'-0"

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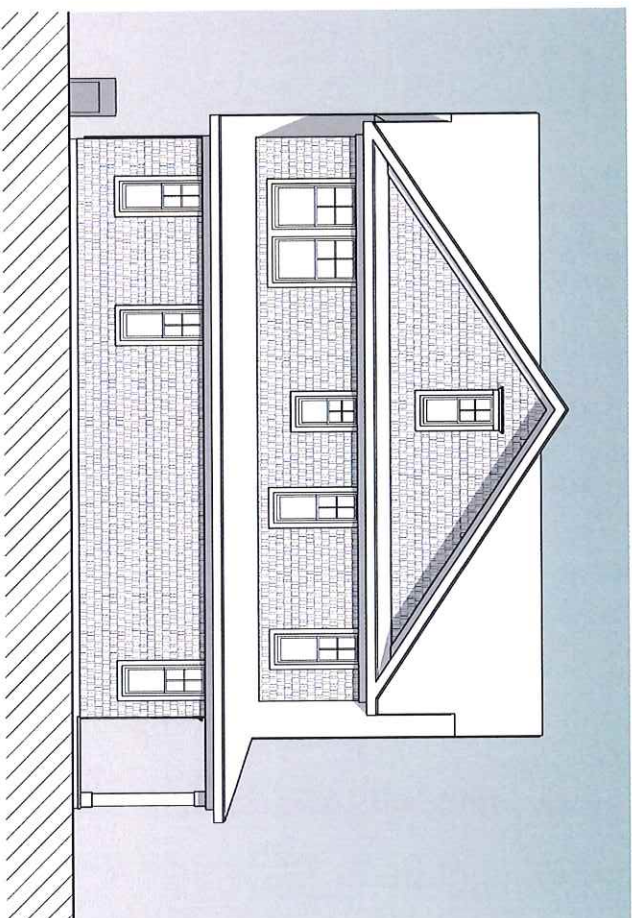
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BLOCK 124, LOT 31  
CARRIAGE HOUSE

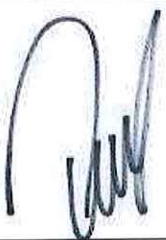
ELEVATION

**C3** Scale: 1/8" = 1'-0"



① Left Elevation  
1/8" = 1'-0"

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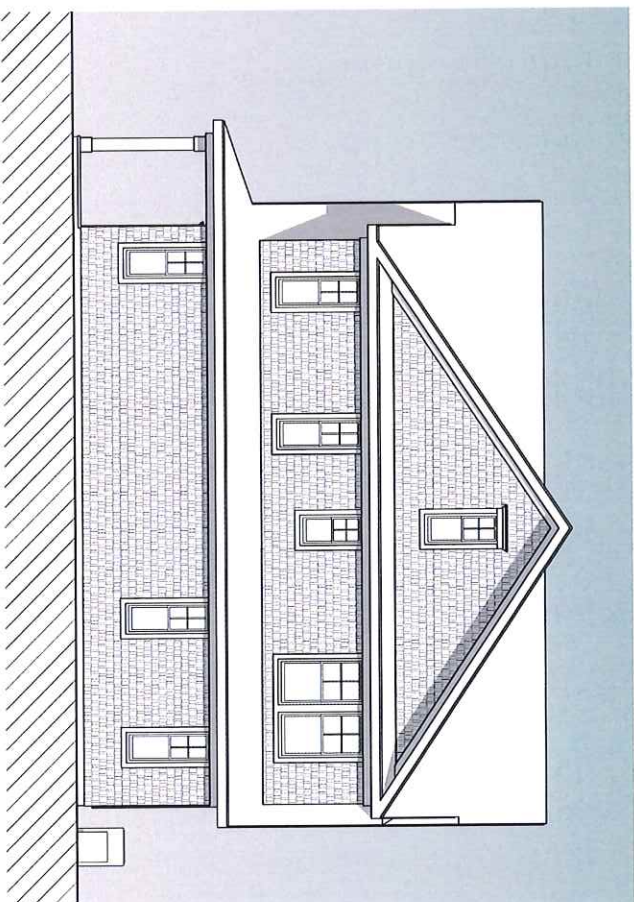
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**ROGER MUMFORD  
HOMES**  
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RUMSON, NJ  
BLOCK 124, LOT 31  
CARRIAGE HOUSE

ELEVATION

**C4** Scale: 1/8" = 1'-0"



① Right Elevation  
1/8" = 1'-0"



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HOMES**  
91 RUMSON ROAD  
RUMSON, NJ  
BLOCK 124, LOT 31  
CARRIAGE HOUSE

RENDERINGS

D1 Scale:



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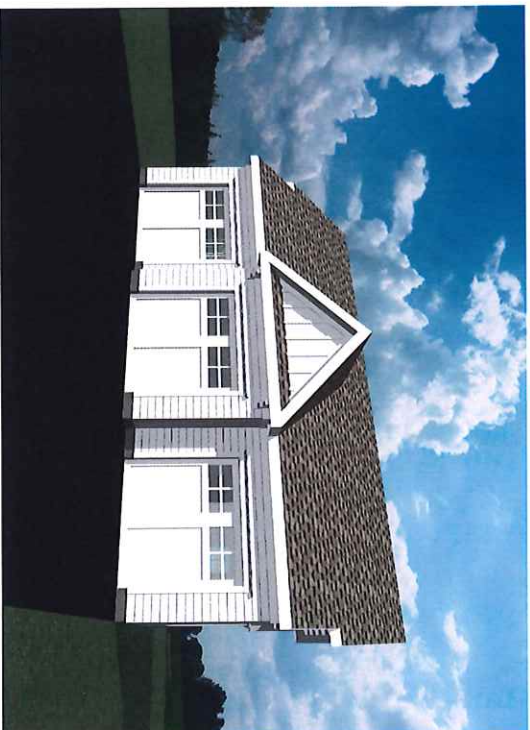
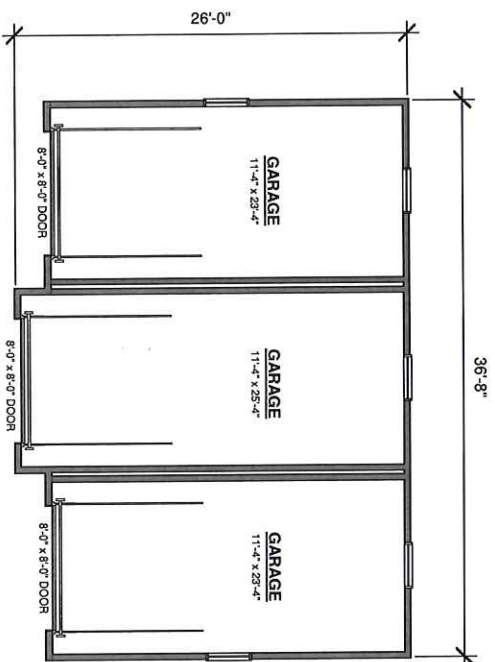
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**ROGER MUMFORD  
HOMES**  
91 RUMSON ROAD  
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BLOCK 124, LOT 31  
CARRIAGE HOUSE

RENDERINGS

**D2** Scale:

① Garage Plan  
1/8" = 1'-0"



Drawn By: KVDV

Checked By: PG

Revision Date: 03/19/2021



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ROGER MUMFORD  
HOMES  
91 RUMSON ROAD  
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BLOCK 124, LOT 31  
SHARED GARAGE

FLOOR PLAN

B1 Scale: 1/8" = 1'-0"

Drawn By: KVDV

Checked By: PG

Revision Date: 03/19/2021



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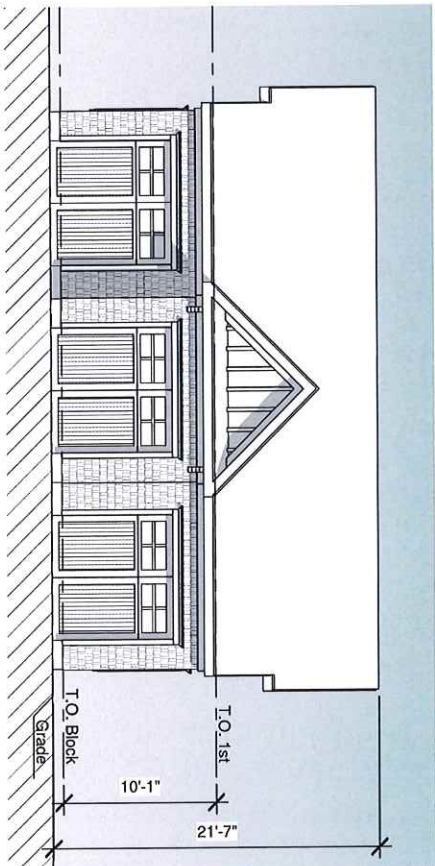
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**ROGER MUMFORD  
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91 RUMSON ROAD  
RUMSON, NJ  
BLOCK 124, LOT 31  
SHARED GARAGE

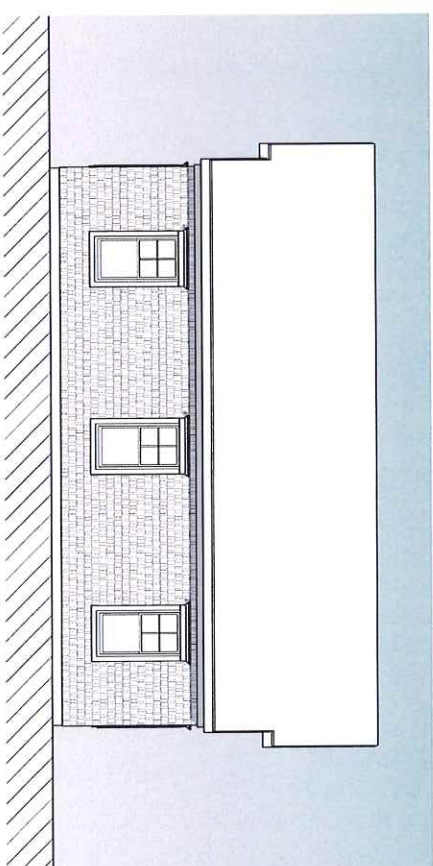
ELEVATIONS

**C1** Scale: 1/8" = 1'-0"

① Front Elevation  
1/8" = 1'-0"



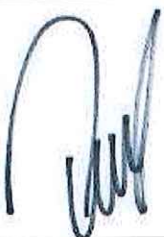
② Rear Elevation  
1/8" = 1'-0"



Drawn By: KVDV

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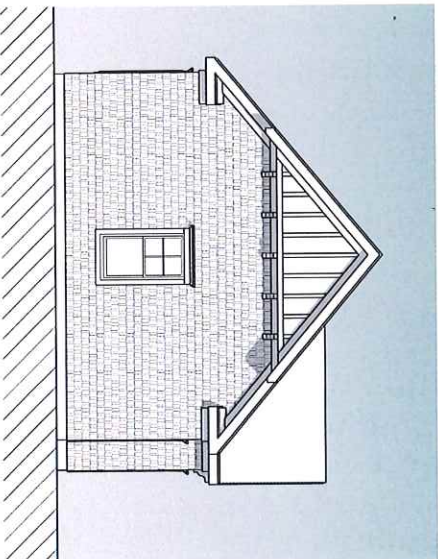
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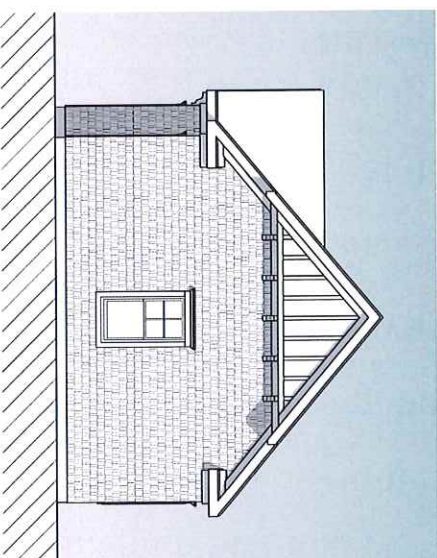
ROGER MUMFORD  
HOMES  
91 RUMSON ROAD  
RUMSON, NJ  
BLOCK 124, LOT 31  
SHARED GARAGE

ELEVATIONS

C2 Scale: 1/8" = 1'-0"



① Left Elevation  
1/8" = 1'-0"



② Right Elevation  
1/8" = 1'-0"